



Green Building Incentive Program Information

To safeguard our environment and quality of life and encourage responsible development, the City of Columbia is pleased to introduce the Green Building Incentives Program (GBIP).

The new Green Building Incentives Program, funded by the American Recovery and Reinvestment Act of 2009, provides both financial and other incentives to those who construct buildings to green building program standards.

Here is how the program works:

- The location of the project must be within the City of Columbia. It cannot be a government project, nor otherwise be required by law to meet green building standards. Projects must be completed and third party verified before December, 2012.
- To receive the incentive, the project must meet green certification standards. Commercial projects must be built to LEED certification. One or two-family projects must achieve certification from one of the following programs: Build Green Greater Columbia Program, USGBC LEED for Homes Program, EarthCraft House, HealthyBuilt Homes or ICC 700 National Green Building Standard.
- The amount of the incentive varies with the cost of the project and the level of green certification. The cash incentive is given after the successful completion of the project; there is no money given upfront.
- To request incentives, you must first submit an "Estimate of Incentive Value Form" and documentation showing the project is entered into one of the acceptable standards of the Green Building Incentives Program.
- Since current funding is limited and projects may have different completion dates, requests for funding are on a first submitted, first served basis. The City will issue payment for projects completed successfully to the extent funds are available.
- Before the City issues payment, you must submit the following: "Request for Payment Form," proof of third party verification, project receipts, *Davis-Bacon Act final wage statement and, if applicable, a historic determination form.

For additional information or program enrollment, contact Robert Harkins at (803) 545-3427 or rlharkins@columbiasc.net.

** Because the Green Building Incentive Program is federally funded, the Davis-Bacon Act applies to construction workers who work on GBIP projects, and compliance verification is required throughout the construction phase. This generally involves payroll data showing compliance with the prevailing wage in this area for construction workers on the job. For more information, download "Making Davis-Bacon Work" at <http://www.hud.gov/offices/adm/hudclips/guidebooks/HUD-LR-4812/4812-LR.pdf> (Contractor's Guide). You can find prevailing wages at <http://www.wdol.gov/>.*



Green Building Incentive Program Checklist

If the answer to all the questions is “Yes” then your project may qualify for the Green Building Incentives Program.

- ☐ Will the project be located within the City Limits of Columbia?
- ☐ Will the project be completed and certified before December 2012?
- ☐ Will the construction meet one of the green building standards listed in the program?
- ☐ Will the pay of construction workers equal or exceed wages of the Davis-Bacon Act?*

What do I need to apply?

- ☐ A completed Estimated Value of Green Building Incentives Form
- ☐ A copy of the registration form for the green program standard [LEED or residential standard; “Score sheet” is acceptable for up to 30 days but will not result in commitment of funds.]
- ☐ A completed Historic Determination Form [if applicable; commercial projects only]

What will I need before receiving payment at the end of the project?

- ☐ A completed Request for GBIP Payment form
- ☐ Receipts for the items upon which the value of the incentives is based
- ☐ A copy of the green building certification of the program used [LEED or a residential program]
- ☐ A completed Historic Determination Form [if applicable; commercial projects only]
- ☐ A copy of the final wages paid form for Davis-Bacon purposes [wage statements are submitted as the project progresses]

*[Currently, \$7.25 to \$7.50 per hour for residential construction less than 5 stories high. Commercial construction wages vary but are within normal ranges paid locally]



Green Building Incentive Program Historic Building Determination

Use this form to verify historic status under the City of Columbia Green Building Incentives Program

Project Contact Name: _____ Date: _____

Phone: _____ Fax: _____ Email: _____

Mailing Address: _____

Address/Location of Proposed Project: _____

TMS# _____ [tax map number]

Please complete and return this form to:

Amy Moore, Preservation Planner
City of Columbia Planning and Development Services
1136 Washington Street, Columbia, SC 29217
Phone: (803) 545-3335
Fax: (803) 255-8935
Email: aemoore@columbiasc.net

Items under this line are for City use only.

This property/project qualifies as historic under the categories checked below:

_____ Buildings listed on the National Historic Registry

_____ Buildings that contribute to a Historic District

_____ Local Landmark Structures

_____ This project/property does not qualify as historic under any category above.

Signature

Title

Date



Green Building Incentive Program Commercial Incentives

The amount of the incentive is based upon:

First Tier of Incentives:

Construction pursuing LEED Certification – **Certified Level**

Intangible Incentives:

- Complimentary one-on-one Plan Review
- Expedited permitting (2 weeks)
- Recognition on City of Columbia CPAC website
- Recognition at a City Council Meeting

Monetary Incentives:

- Waive Plan Review Fee
- 50% Reduction in Permit Fee
- 30% Reduction in Water Tap Fee
- 30% Reduction in Sewer Tap Fee
- \$500 additional incentive based on Permit, Water and Sewer fees above percentages allowed

Second Tier of Incentives:

Construction pursuing LEED Certification – **Silver Level**

Intangible Incentives:

- Complimentary one-on-one Plan Review
- Expedited permitting (2 weeks)
- Recognition on City of Columbia CPAC website
- Recognition at a City Council Meeting
- Recognition by press release to local media

Monetary Incentives:

- Waive Plan Review Fee
- 100% Reduction in Permit Fee
- 40% Reduction in Water Tap Fee
- 40% Reduction in Sewer Tap Fee
- \$500 additional incentive based on Permit, Water and Sewer fees above percentages allowed

Third Tier of Incentives:

Construction pursuing LEED Certification – **Gold Level**

Intangible Incentives:

- Complimentary one-on-one Plan Review
- Expedited permitting (2 weeks)
- Recognition on City of Columbia CPAC website
- Recognition at a City Council Meeting
- Recognition by press release to local media
- Recognition on the City Cable Access Channel

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Green Building Incentive Program

Commercial Incentives

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Monetary Incentives:

Waive Plan Review Fee

50% Reduction in Permit Fee

50% Reduction in Water Tap Fee

50% Reduction in Sewer Tap Fee

\$500 additional incentive based on Permit, Water and Sewer fees above percentages allowed

Fourth Tier of Incentives:

Construction pursuing LEED Certification – **Platinum Level**

Intangible Incentives:

Complimentary one-on-one Plan Review

Expedited permitting (2 weeks)

Recognition on City of Columbia CPAC website

Recognition at a City Council Meeting

Recognition by press release to local media

Recognition on the City Cable Access Channel

Recognition Plaque provided by City

Monetary Incentives:

Waive Plan Review Fee

100% Reduction in Permit Fee

60% Reduction in Water Tap Fee

60% Reduction in Sewer Tap Fee

\$500 additional incentive based on Permit, Water and Sewer fees above percentages allowed

Provisions for Historic Buildings

Buildings that fall into any of the following three categories would automatically be upgraded one tier:

Buildings listed on the National Historic Registry

Buildings that contribute to a Historic District

Local Landmark Structures

Limit on value of incentives.

The maximum value of the incentives is limited to the smaller of the amount determined by the equivalent reduction in fees outlined for commercial projects or a percentage of the cost of construction as follows:

Certified level: 1.5 %

Gold Level: 2.5%

Silver Level: 2%

Platinum Level: 3%

Incentives are not available for government projects. Incentives are not available for projects required by law to meet the standards of these incentives.

NOTE: Projects receiving Green Building Incentive funding must meet the Davis-Bacon Act and provide documented proof.



Green Building Incentive Program Commercial Building Estimated Incentive Value Worksheet

Occupancy/Use of Building: _____

Estimated Start Date: _____ Estimated Completion Date: _____

Project Contact Name: _____ Date: _____

Phone: _____ Fax: _____ Email: _____

Mailing Address: _____

Address/Location of Proposed Project: _____

Targeted LEED level: _____ Estimated Cost of Project: \$ _____

Enter the amount of Estimated Cost: _____ Check here and use next higher % for historic buildings**

1. Building Permits: \$ _____ X LEED Factor _____% = \$ _____

2. Water Tap: \$ _____ X LEED Factor _____% = \$ _____

3. Sewer Tap: \$ _____ X LEED Factor _____% = \$ _____

4. Subtotal: \$ _____

5. Subtotal: \$ _____

6. Subtract Line 5 from Line 4 and enter here: \$ _____

7. Enter the smaller of Line 6 or \$500: \$ _____

8. Plan Review Fee: \$ _____

9. Add Lines 5, 7 and 8: \$ _____

10. Multiply the Estimated Cost of the Project by the
Maximum % Allowed for the LEED level: \$ _____

Enter the smaller of Line 9 or Line 10. \$ _____

*Estimated Value of Green Building
Incentive*

The **LEED Factor** is the % of cost reduction as listed in the Green Building Incentives Program for the level of LEED achieved. The **Maximum % Allowed** for the LEED level is: Certified 1.5%; Silver 2%; Gold 2.5%; Platinum 3%. (Use the next higher level for buildings qualifying as a Historic Building. These are buildings listed on the National Historic Registry, buildings, which contribute to a Historic District, or a Local Landmark Structure building. Please attach Historic Building Determination Form.)

Contact information for fees and historic building status:

Building Permits and Plan Review Fees: Andrew Livengood (803) 545-3484

Water and Sewer Tap Fees: Gregory Martin (803) 545-3245

Historic Buildings: Amy Moore (803) 545-3335

Please complete and return this form to: Robert Harkins, City of Columbia Planning and Development Services, 1136
Washington Street, Columbia, SC 29217 or Fax (803) 255-8935



**Green Building Incentive Program
Commercial Building Request for Payment**

Project Contact Name: _____ Date: _____

Phone: _____ Fax: _____ Email: _____

Mailing Address: _____

Address/Location of Proposed Project: _____

Occupancy/Use of Building: _____

Start Date: _____ Completion Date: _____

LEED level: _____ [attach documentation]

Actual Cost of Project: \$ _____

Enter amount of Fees Paid [attach copy of receipts]: _____ Check here for historic buildings

1. Building Permit: \$ _____ X LEED Factor _____% = \$ _____

2. Water Tap: \$ _____ X LEED Factor _____% = \$ _____

3. Sewer Tap: \$ _____ X LEED Factor _____% = \$ _____

4. Subtotal: \$ _____

5. Subtotal: \$ _____

6. Subtract Line 5 from Line 4 and enter here: \$ _____

7. Enter the smaller of Line 6 or \$500: \$ _____

8. Plan Review Fee: \$ _____

9. Add Lines 5, 7 and 8: \$ _____

10. Multiply the Cost of the Project by the Maximum % Allowed for the
LEED level: [adjusted for historic buildings] \$ _____

Enter the smaller of Line 9 or Line 10. \$ _____

Value of Green Building Incentive

The **LEED Factor** is the % of fee reduction as listed in the Green Building Incentives Program for the level of LEED achieved. The **Maximum % Allowed** for the LEED level is: Certified 1.5%; Silver 2%; Gold; 2.5%; Platinum 3%. (Use the next higher level for buildings qualifying as a Historic Building. These are buildings listed on the National Historic Registry, buildings that contribute to a Historic District or a Local Landmark Structure building. Please attach Historic Building Determination Form.)

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Green Building Incentive Program
Commercial Building Request for Payment
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I certify compliance with the Davis-Bacon Act for this job. [Attach final wage statement form]

Printed Name: _____ Signature _____
Title: _____ Company: _____

Payment is made to the entity named on the building permit unless otherwise requested in writing.

Please complete and return this form to:

Robert Harkins
City of Columbia Planning and Development Services
1136 Washington Street, Columbia, SC 29217
Fax (803) 255-8935



Green Building Incentive Program Residential Building (One-Two family Dwellings) Incentives

The amount of the incentive is based upon:

Residential units pursuing Certification in any of the following residential green building programs would qualify for these incentives:

- Build Green Greater Columbia Program*
- USGBC LEED for Homes Program*
- EarthCraft House*
- HealthyBuilt Homes*
- ICC 700 National Green Building Standard*

*Additional Programs can be reviewed by a standing committee of green building professionals.

Intangible Incentives:

- Complimentary one-on-one Plan Review
- Expedited permitting (2 weeks)
- Recognition on City of Columbia CPAC website
- Recognition at a City Council Meeting
- Recognition by press release to local media
- Recognition on the City Cable Access Channel
- Recognition Plaque provided by City

Monetary Incentives:

- Waive Plan Review Fee
- Waive Permit Fee
- 50% Reduction in Water Tap Fee
- 50% Reduction in Sewer Tap Fee

Limit on value of incentives:

The maximum value of the incentives is limited to the smaller of 2% of cost of construction or the equivalent amount determined by the reduction in cost outlined for residential projects.

Incentives are not available for government projects. Incentives are not available for projects required by law to meet the standards of these incentives.

NOTE: Projects receiving Green Building Incentive funding must meet the Davis-Bacon Act and provide documented proof.

Questions?

Contact Robert Harkins at the City's Planning and Development Department,
rlharkins@columbiasc.net or (803) 545-3427.



Green Building Incentive Program
Residential Building (One-Two Family Dwellings) Estimated Incentive Value

Occupancy/Use of Building: _____

Estimated Start Date: _____ Estimated Completion Date: _____

Project Contact Name: _____ Date: _____

Phone: _____ Fax: _____ Email: _____

Mailing Address: _____

Address/Location of Proposed Project: _____

Estimated Start Date: _____ Estimated Completion Date: _____

Estimated Cost of Project: \$ _____

Enter the amount of Estimated Fees:

1. Plan Review: \$ _____

2. Building Permit: \$ _____

3. Water Tap: \$ _____ X 50% = \$ _____

4. Sewer Tap: \$ _____ X 50% = \$ _____

5. Add Lines 1-4. \$ _____

6. Multiply the Estimated Cost of the Project by 2%: \$ _____

Enter the smaller of Line 5 or Line 6. \$ _____

Estimated Value of the Green Building Incentive

Please check the standard used for this dwelling:

_____ Build Green Greater Columbia Program

_____ USGBC LEED for Homes Program

_____ EarthCraft House

_____ HealthyBuilt Homes

_____ ICC 700 National Green Building Standard

Contact information for fees:

Building Permits and Plan Review Fees: Andrew Livengood Ph 803 545 3484

Water and Sewer Tap Fees: Gregory Martin Ph 803 545 3245

Please complete and return this form to:

Robert Harkins, City of Columbia Planning and Development Services, 1136 Washington Street, Columbia, SC
29217, Fax (803) 255-8935



Green Building Incentive Program
Residential Building (One-Two family Dwelling) Request for Payment

Project Contact Name: _____ Date: _____

Phone: _____ Fax: _____ Email: _____

Mailing Address: _____

Address/Location of Project: _____

Start Date: _____ Completion Date: _____

Cost of Project: \$ _____

Enter the amount of Fees Paid [attach copy of receipts]

1. Plan Review: \$ _____

2. Building Permits: \$ _____

3. Water Tap: \$ _____ X 50% = \$ _____

4. Sewer Tap: \$ _____ X 50% = \$ _____

5. Add Lines 1-4. \$ _____

6. Multiply the Cost of the Project by 2%: \$ _____

Enter the smaller of Line 5 or Line 6. \$ _____

Value of the Green Building Incentive

I certify compliance with the Davis-Bacon Act for this job. [*Please attach final wage statement form.*]

Printed Name _____ Signature _____

Title: _____ Company: _____

Payment is made to the entity named on the building permit unless otherwise requested in writing.

Please complete and return this form to:

Robert Harkins

City of Columbia Planning and Development Services

1136 Washington Street, Columbia, SC 29217

Fax (803) 255-8935